

**Legal Description
Lease Parcel**

A portion of Section 22 Township 21 North, Range 7 East G&SRM Coconino County, Arizona being a portion of Lot 7 and Lot 8 Block 27 and an abandoned portion of Butler Avenue lying between Blocks 16 and Block 27 as shown on the map of the Revised Plat of Brannen Addition recorded in Book 1, Page 42 of Plats, being more particularly described as follows:

Beginning at the Northwest corner of Lot 12, Block 16 of said Brannen Addition being a 5/8" rebar with plastic cap stamped LS 15853 and being also the South line of said abandoned Butler Avenue and the East line of Verde Street as shown on said plat of Brannen Addition;

Thence North 00°13'57" West (North 00°06'19" West per Map of Dedication in Case 4, Map 95, Coconino Country Recorder's Office, hereinafter referred to as R1), a distance of 17.07 feet (17.23 feet per R1) along the east line of said Verde Street to a found 5/8" rebar with plastic cap stamped LS 15853 at the beginning of an addition to Verde Street as shown in R1 being the beginning of a curve concave to the southeast having a radius of 30.76 feet (31.00 feet R1) and a central angle of 64°29'21" (64°09'27") and being subtended by a chord which bears North 31°51'21" East 32.83 feet;

Thence northerly and northeasterly along said curve and said new right of way for Verde Street, a distance of 34.63 feet (34.71 feet R1) to a point of reverse curvature;

Thence northeasterly and northerly a distance of 16.08 feet along said new right of way for Verde Street and the arc of said curve concave to the northwest having a radius of 47.08 feet (47.00 feet R1) and a central angle of 19°34'28" to the **True Point of Beginning**;

Thence continuing northeasterly and northerly a distance of 24.26 feet along said new right of way for Verde Street and the arc of said curve concave to the northwest having a radius of 47.08 feet (47.00 feet R1) and a central angle of 29°31'26" to a found 5/8" rebar with plastic cap stamped LS 15853 on the North line of said abandoned Butler Avenue;

Thence continuing northerly, northwesterly and westerly along said new right of way for Verde Street, a distance of 83.37 feet along a curve concave to the southwest having a radius of 47.08 feet (47.00 feet R1) and a central angle of 101°27'22" and being subtended by a chord which bears North 35°43'34" West 72.89 feet to a point of cusp on the east right of way of an abandoned portion of Verde Street as shown on R1 being also a point on the West line of Lot 8, Block 27 of said Brannen Addition and a found aluminum cap stamped LS 25083;

Thence North 00°23'16" West along said West line of said Lot 8, a distance of 20.28 feet to a found aluminum cap stamped LS 25083 at a point on the South line of the realigned Butler Avenue per City of Flagstaff Right of Way Dedication Docket 1516, Page 135,

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(continued)**

Coconino County Recorder as shown in the City of Flagstaff Right of Way Plans for the Butler Avenue – Phase 1 Project No. 03-66005 City of Flagstaff City Hall (hereinafter referred to as R2) ;

Thence South 46°25'25" East (South 46°27'25" East R2) along the realigned Butler Avenue, a distance of 33.72 feet (34.30' R2) to the beginning of a curve concave to the northeast having a radius of 555.00 feet (R2 & M) and a central angle of 9°09'12" (9°05'44") and being subtended by a chord which bears South 50°57'41" East 88.57 feet;

Thence southeasterly along the realigned Butler Avenue and said curve, a distance of 88.66 feet (88.10 feet) to a point on the North line of said abandoned portion of Butler Avenue and the continuation of said curve concave to the northeast having a radius of 555.00 feet (R2 & M) and a central angle of 4°54'16" and being subtended by a chord which bears South 57°59'25" East 47.49 feet;

Thence continuing southeasterly and easterly along said curve and said south line of the realigned Butler Avenue, a distance of 47.51 feet to a point of cusp;

Thence South 89°30'54" West, a distance of 97.85 feet;

Thence North 45°37'19" West, a distance of 6.79 feet to the **True Point of Beginning**.

Said parcel contains 3275 Square Feet of 0.075 ACRES, more or less and is subject to existing easements of record.